



# PLANNING & ZONING

## AGENDAS & MINUTES

JUNE 21, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 21, 2012, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of June 7, 2012
- IV. Old Business
  - 1. C/U #1930 – Penn Central, LLC RS
  - 2. Subdivision #2012-1 – Ralph E. & Betty F. Marvel Preliminary RS
- V. Public Hearings
  - 1. Subdivision #2012-3 – Harbour Homes, LLC c/o David Green MJ
- VI. Other Business
  - 1. Sea Cliff RS  
C/U # 1791 – Site Plan – Road 336 (Piney Neck Road)
  - 2. Royal Farms Store No. 171 MR  
C/U # 1927 – Site Plan – Routes 13 & 24
  - 3. A & A Farms, Inc. RW  
C/U # 1079 – Revised Site Plan – Road 525 (Coverdale Road)
  - 4. Hickman Village Lot 8 MR  
Commercial Site Plan – Commercial Lane

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| 5.  | Americana Bayside MR/PPC<br>Site Plan – Route 54                 | RS  |
| 6.  | Americana Bayside MR/RPC<br>Revised Site Plan Phase 4 – Route 54 | RS  |
| 7.  | Subdivision #2008-1 – Albert J. Bierman<br>Revised Preliminary   | MR  |
| 8.  | Harry Faust<br>2 Lots on 50' Easement – Road 280 (Stockley Road) | MJ  |
| 9.  | Brett Reily<br>3 Lots & 50' Easement – Road 308 (Cordrey Road)   | MJ  |
| 10. | Dawn's Country Market<br>C/U # 1864 Site Plan – Route 88         | IGB |
| 11. | Chick –Fil –A<br>Commercial Site Plan – Route One                | MJ  |

VII. Additional Business

1. Comprehensive Plan Report

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: June 11, 2012

REVISED: June 12, 2012

(Revised to Include Other Business & Additional Business)

OLD BUSINESS

1. C/U #1930 – application of **PENN CENTRAL, LLC** to consider Conditional Use of land in B-1 Neighborhood Business District for a multi-family dwelling structure (3 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8,030 square feet, more or less, lying southeast corner of Pennsylvania Avenue (Road 51) and Bennett Road, and being Lot 3, Block 1, of Sussex Shores (Tax Map I.D. 1-34-13.15-159.00).
2. Subdivision #2012-1 – application of **RALPH E. AND BETTY F. MARVEL** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 3.89 acres into 5 lots, and a waiver from the street design requirements and a waiver from the forested buffer requirements, located on the easterly side of Road 346 (Holt's Landing Road) 847 feet north of Route 26 (Vines Creek Road) (Tax Map I.D. 1-34-11.00-142.00).

PUBLIC HEARINGS

1. Subdivision #2012-3 – application of **HARBOUR HOMES, LLC C/O DAVID GREEN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 7.98 acres into 3 lots, located west of Road 290 (Cool Spring Road), 3,550 feet north of Road 280 (Stockley Road) (Tax Map I.D. 2-34-5.00-38.00).